

**TRANSFER
TAX
PAID**

Doc # 2004013423
Book 7941 Page 0065

Prepared by ~~And After Recording Return To:~~ *CAROL LAWSON*
Swafford & Hays Settlement Services, Inc. *CAROL LAWSON*
9041 Executive Park Drive, Suite 400
Knoxville, Tennessee 37923

The preparer of this deed makes
no representations as to the status
of the title of the property here
conveyed.
File No. 2418

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AFTER RECORDING RETURN TO:
SWAFFORD & HAYS SETTLEMENT SERVICES
9041 EXECUTIVE PARK DRIVE SUITE 400
KNOXVILLE, TN 37923
04-2418

WARRANTY DEED

THIS INDENTURE, made this 30th day of April, 2004, between

Daniel H. Pinnette and Jane L. Pinnette
of Kennebec County, Maine, First Parties and

Tussanee T. Thoopsamoot
of Kennebec County, Maine, Second Parties,

WITNESSETH: that said First Parties, for and in consideration of the sum of One Dollars and No/100ths-----Dollars(\$ 1.00) and other good and valuable considerations to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto said Second Parties the following described premises, to wit:

A certain lot or parcel of land located on Ridge Road, situated in ~~Waterville~~, in the County of Kennebec and State of Maine, bounded and described as follows:
Beginning at a point marked with an iron pin and representing the westerly corner of Lot 33; thence heading N 44 degrees 39 minutes 11 seconds E One Hundred Forty and Fifteen One Hundredths (140.15) feet, along Ridge Road to a point marked with an iron pin and representing the northerly corner of said Lot 33; thence heading S 75 degrees 20 minutes 42 seconds E Two Hundred Fifty-Four and Three One Hundredths (254.03) feet along Pleasant Hill Drive to a point marked with an iron pin and representing the easterly corner of said lot 33; thence heading S 44 degrees 39 minutes 11 seconds W One Hundred Eighty-Three and Sixteen One Hundredths (183.16) feet along Lot 68 to a point marked with an iron pin representing the southerly corner of said Lot 33; thence heading N 66 degrees 14 minutes 40 seconds W Two Hundred Thirty-Five and Forty-Nine One Hundredths (235.49) feet along Lot 32 to the beginning point.
Above described meaning and intending to described Lot 33 of the Ridge Road Development approved by the Waterville Planning Board 6/13/77 and registered in the Kennebec County Registry of Deeds in File D-7661-15. Said Lot33 contains 35,560 sq. ft.

This conveyance is made subject to all restrictions and covenants of record including those required by the Maine Department of Environmental Protection dated June 8, 1983 and recorded in the Kennebec County Registry of Deeds in Book 2575, Page 93.

The above legal description being the same as the last deed of record, no boundary survey having been made at the time of this conveyance.

BEING the same property conveyed to Daniel H. and Jane L. Pinnette by deed dated 4-7-88, in Book 3330, page 22, in Book 3330, page 22, in the Registry of Deeds of Kennebec County, ME.

Responsible Taxpayer:
Tussanee Thoopsamoot
1 Pleasant Hill Drive
Waterville, ME 04901

Mortgagee:
Homeowners Loan Corporation
4501 Circle 75 Pkwy, Suite F6300
Atlanta, GA 30339

CLT#: Map 73 Lot 64 (Account#:10490)

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, and their heirs and assigns forever.

73-64

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except current year taxes which are pro-rated by the Parties at the time of closing and which second party agrees to assume and pay,

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

The designation of the parties to this instrument in either the plural or singular shall be applied to, and mean, either number and whenever a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

Daniel H. Pinnette (L.S.)
Daniel H. Pinnette

Jane L. Pinnette (L.S.)
Jane L. Pinnette

Received Kennebec SS.
05/13/2004 9:57AM
Pages 2 Attest:
REVERLY BUSTIN-HATHEWAY
REGISTER OF DEEDS

STATE OF MAINE
COUNTY OF KENNEBEC

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Daniel H. Pinnette and Jane L. Pinnette with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged themselves to be the within named bargainer, and that they as such and being authorized so to do executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office in Kennebec County, this the 30th day of April, 2004.

Loreen Colfin West
NOTARY PUBLIC



My Commission Expires: _____
LOREEN COLFIN WEST
Notary Public, Maine
My Commission Expires March 31, 2009

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is \$ 240,000.00.

Mary Lay
Affiant

Suzette G. England
NOTARY PUBLIC

My Commission Expires: _____



My Commission Expires 10-01-05.